



DONALD L. WOLFE, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **MP-6**
54.042
M044831001

March 13, 2007

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**SAWPIT DAM AND RESERVOIR - PARCELS 1, P-1, 2, AND P-2
TRANSFER OF IMPROVEMENTS TO THE CITY OF MONROVIA AND
TO SAN GABRIEL VALLEY COUNCIL, BOY SCOUTS OF AMERICA
SUPERVISORIAL DISTRICT 5
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Declare the East Bank Sawpit Dam Tender's residence and adjacent structures and facilities, the West Bank Sawpit Dam Tender's residence and adjacent structures and facilities, a 60,000-gallon water tank and appurtenances, a five horsepower water pumping station and appurtenances, and pipelines (Improvements), located within Sawpit Dam and Reservoir, Parcels 1, P-1, 2, and P-2, to no longer be required for the purposes of the Los Angeles County Flood Control District.
2. Authorize the transfer of the Improvements in Parcels 1 and P-1 to the City of Monrovia and in Parcels 2 and P-2 to the San Gabriel Valley Council, Boy Scouts of America.
3. Instruct the Chairman to sign the enclosed Deed and Bill of Sale for Parcels 2 and P-2 and authorize delivery to the Grantee.

4. Instruct the Chairman to sign the Deed and Bill of Sale for Parcels 1 and P-1 upon presentation by Public Works and authorize delivery to the Grantee.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the District to transfer certain improvements located within Sawpit Dam and Reservoir, Parcels 1, P-1, 2, and P-2, to the City of Monrovia and to the San Gabriel Valley Council, Boy Scouts of America.

On March 2, 1999, Synopsis 46, your Board approved, among other things, a Memorandum of Understanding (MOU) between the District and the City of Monrovia in connection with the Sawpit Dam and Spillway Modifications Project. The MOU provided for Public Works to recommend to your Board to declare the West Bank Sawpit Dam Tender's residence and adjacent structures and facilities, a 60,000-gallon water tank and appurtenances, a five horsepower water pumping station and appurtenances, and pipeline surplus and authorize the transfer to the City of Monrovia; and declare the East Bank Sawpit Dam Tender's residence and adjacent structures and facilities surplus and authorize the transfer to the San Gabriel Valley Council, Boy Scouts of America, prior to completion of the project. The project was completed. The Improvements are no longer needed by the District, and we recommended the transfer be completed.

Implementation of Strategic Plan Goals

This action is consistent with the County Strategic Plan Goal of Fiscal Responsibility as this transfer will eliminate the need to maintain these improvements and reduce the District's expenses and liability.

FISCAL IMPACT/FINANCING

The City granted the District an easement for ingress and egress and flood control purposes over a portion of its property in exchange for the transfer of the Improvements.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The transfer of the Improvements is not considered adverse to the District's purposes for flood control purposes. The Deed and Bill of Sale has been approved by County Counsel.

The Honorable Board of Supervisors
March 13, 2007
Page 3

ENVIRONMENTAL DOCUMENTATION

On April 23, 1996, your Board approved the Negative Declaration for the Sawpit Dam Spillway Modifications Project.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

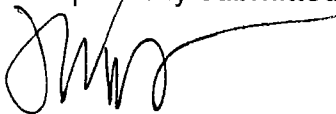
None.

CONCLUSION

This action is in the District's best interest. Enclosed are an original and duplicate of the Deed and Bill of Sale for Parcels 2 and P-2. Please have the original and duplicate signed by the Chairman and acknowledged by the Executive Officer of the Board. Please return the executed original to Public Works and retain the duplicate for your files.

One adopted copy of this letter is requested.

Respectfully submitted,



for DONALD L. WOLFE
Director of Public Works

DR:mr
P6\blsawpit

Enc. 2

cc: Auditor-Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel

DUPLICATE

RECORDING REQUESTED BY
AND MAIL TO:

San Gabriel Valley Council
Boy Scouts of America
3450 East Sierra Madre Boulevard
Pasadena, CA 91107

Space Above This Line Reserved for Recorder's Use

Document transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
By _____

Assessor's Identification Number:
8501-010-010 (Portions)

DEED AND BILL OF SALE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic (hereinafter referred to as DISTRICT), does hereby sell, bargain, convey, assign, remise, release, and forever quitclaim to the SAN GABRIEL VALLEY COUNCIL, BOY SCOUTS OF AMERICA, a California nonprofit public benefit corporation (hereinafter referred to as GRANTEE), all right, title, and interest (whether that right, title, and interest is in fee simple or is less than fee simple) in and to the following improvements (whether those improvements are real property or personal property):

The East Bank Sawpit Dam Tender's residence and adjacent structures and facilities, within the northeast quarter of Section 10, Township 1 North, Range 11 West, S.B.M., and lying within the property delineated as Area A, on that portion of Drawing No. 54-ML14 attached hereto as Exhibit A, by this reference made a part hereof (and collectively hereinafter referred to as the IMPROVEMENTS). Said IMPROVEMENTS were constructed or installed by DISTRICT under rights acquired by Easement documents recorded December 27, 1926, in Official Records Book 6125, page 228, and July 27, 1955, in Official Records Book 48474, page 196.

It is not the intent of this document to transfer any of the DISTRICT's interest in the Dam structure and appurtenances as delineated on the above-mentioned map, nor is it the intent of the DISTRICT to transfer, divest itself of, or lessen in any way the rights acquired by the above-referenced Easement documents.

This conveyance is made subject to the following conditions that the GRANTEE, by the exercise of any of the rights granted herein, agrees to keep and perform viz:

1. GRANTEE or its successors shall be responsible for maintenance, operation, and repairs of the IMPROVEMENTS.

File with: SAWPIT DAM AND RESERVOIR 2
Also affects P-2

SAWPIT DAM AND RESERVOIR 2
DEED AND BILL OF SALE
Page 2

2. Use of the IMPROVEMENTS shall be limited to normal Boy Scout activities and support for those activities. A proposal for any activities, which are outside of such limitations, must first be submitted to and be approved in writing by the Chief Engineer of Los Angeles County Flood Control District. Use of the IMPROVEMENTS by GRANTEE or its successors in interest for a purpose other than that allowed herein or for which DISTRICT approval has not been obtained, or failure to obtain DISTRICT's consent to any transfer of any interest in the IMPROVEMENTS, shall subject the IMPROVEMENTS to a right of reverter in favor of the DISTRICT upon thirty (30) days written notice to GRANTEE or its successors.
3. GRANTEE or its successors will not begin any new construction or reconstruction to the IMPROVEMENTS until the plans and specifications for such construction or reconstruction shall have first been submitted to and been approved in writing by the Chief Engineer of Los Angeles County Flood Control District.
4. GRANTEE or its successors shall ensure that at all times the DISTRICT has adequate and unimpeded access to the Dam structure and appurtenances. GRANTEE's use of the IMPROVEMENTS shall not interfere with the operations of DISTRICT, its officers, agents, contractors, and/or employees. GRANTEE or its successors shall keep, at all times, the DISTRICT's easement clear of obstructions.
5. GRANTEE or its successors agree that it shall indemnify and save harmless the DISTRICT, its officers, agents, and/or employees from any and all liability, loss, or damage to which DISTRICT, its officers, agents, and/or employees may be subjected as the result of any act or omission by GRANTEE, its officers, agents, and/or employees, or as the result of any challenge of this conveyance. GRANTEE or its successors further agree that it is responsible for all activities conducted by its employees, contractors, members, or guests, and that it will indemnify and save harmless the DISTRICT from any and all expense, cost, or liability in connection with or resulting from the use or ownership of the IMPROVEMENTS, including, but not limited to, property damage, personal injury, and wrongful death.
6. GRANTEE or its successors agree that any damage to DISTRICT's Dam structure or its remaining structures located in Area A that may be caused, or related in any manner to the exercise by the GRANTEE or its successors of the rights herein conveyed, shall be the sole responsibility of the GRANTEE or its successors and will be repaired at the cost of the GRANTEE or its successors to the satisfaction of the DISTRICT. Should the GRANTEE or its successors neglect to promptly make repairs, DISTRICT may make repairs or have repairs made, and the GRANTEE or its successors will be billed and shall pay such costs.
7. Nothing contained in this document is intended to imply or otherwise infer that the GRANTEE, its employees, contractors, members, or guests shall have any access to the Dam structure.
8. Vehicular traffic within the DISTRICT's easement shall not exceed a speed limit of 15 miles per hour or as posted.

SAWPIT DAM AND RESERVOIR 2
DEED AND BILL OF SALE
Page 3

9. This Deed and Bill of Sale is made subject to all matters of record including unexpired permits.

All of the above conditions shall be binding on the GRANTEE, its successors, and assigns.

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chairman, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:
SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

APPROVED as to form and language
RAYMOND G. FORTNER, JR.
County Counsel

By _____
Deputy

By  _____
Deputy

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this _____ day of _____, 20____, the facsimile signature of _____, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.
County Counsel

By  _____
Deputy

APPROVED as to title and execution,

_____, 20____.
DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division

Supervising Title Examiner

By _____

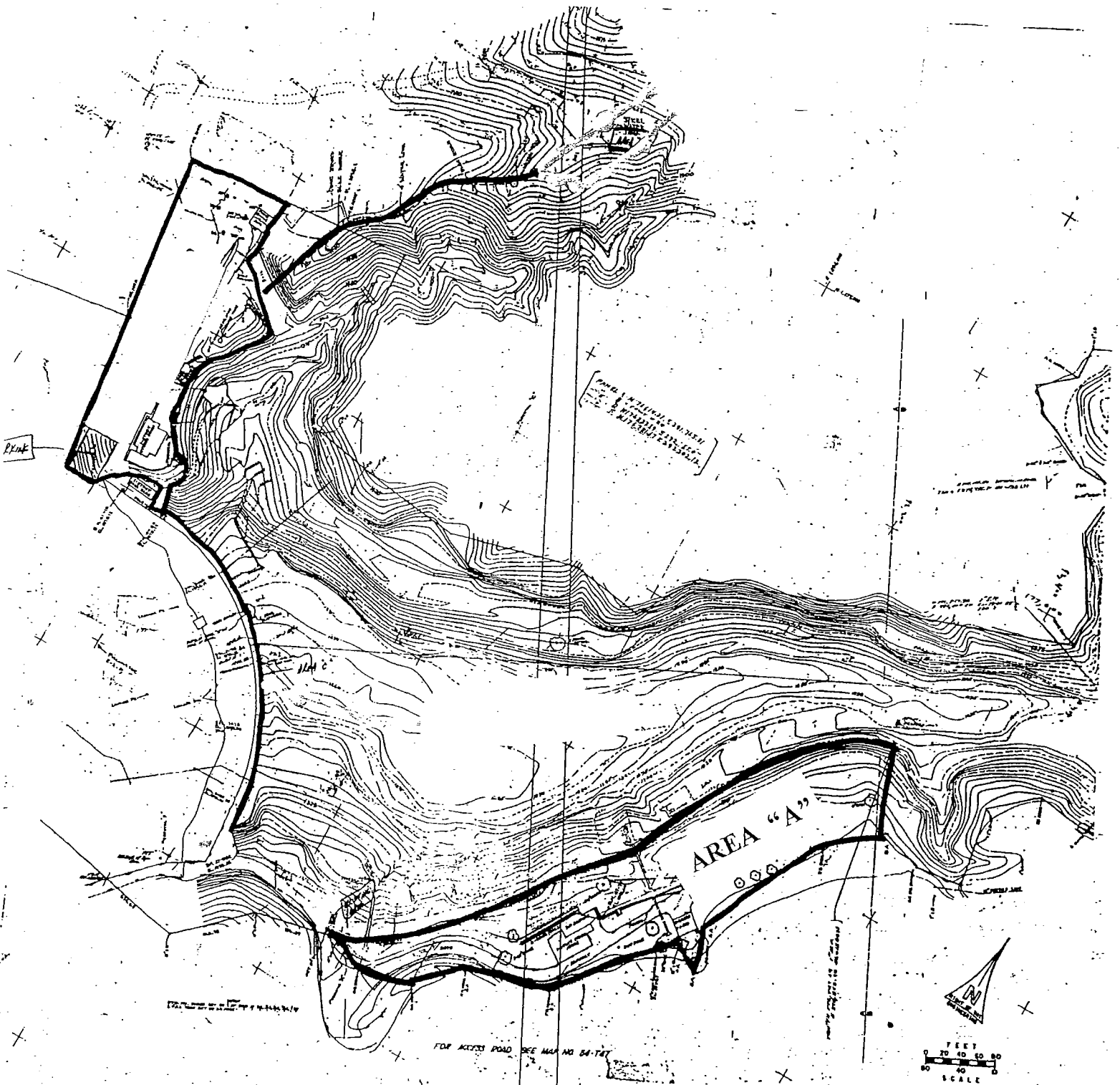


Exhibit "A"

LEGEND
DISTANCES SHOWN IN FEET UNLESS OTHERWISE INDICATED.
SHOWN BY AND ACTUAL EXISTENCE OF FLOOD DAMAGE
AND NOT CURRENT.

ALL IN THE CITY OF MONROVIA

| | | | |
|--------------------------------------|---------|--|--------------------------|
| REFERENCES TO 527 (47) 54-9 24 | REVISED | LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS LOS ANGELES COUNTY FLOOD CONTROL DISTRICT | |
| | | PREPARED BY CHUCKLES BY B. BIRD BY DIRECTOR BY | SAMPIT DAM AND RESERVOIR |
| | | DATE 1/11/50 | |
| | | APPROVED BY ENGINEER & PROPERTY MANAGEMENT | NO. 54-M. 14 |